

Springview Farms HOA **Annual Meeting Minutes**

May 2, 2022
6:30 pm
Bluffdale City Hall

Board of Trustees in Attendance:

Mike Thompson, Paul Henderson, Shelley Lester

Others in Attendance:

CW Management Corp – Kendra Wilde

1. Welcome and Introduction of the Board – Mike Thompson, chairman started the meeting and introduced the current board members. Paul Henderson, vice chairman, Shelly Lester, secretary was in attendance. Not in attendance were Scott Warner and Ron Hankins.
2. Improvements
 - a. Landscape Committee – This committee was formed to evaluate and decide what improvements and repairs should be done. Board member Scott Warner and two residents make up this committee. They worked with Brent Christensen of CW in the fall and winter and put together a list of things they wanted to have completed.
 - b. Entrances – East – Trees were cut and mulched. Removed large tree trunks with and 12,000 pounds of mulch was removed. The east side entrance at 14600 was approved for cleaned up. The phragmites have been an ongoing issue in all the landscape. The plant is two-thirds underground and the more you try to burn it, the more it multiplies. Because of the wetlands, you cannot use chemicals on them. They are impossible to get rid of and will continue to be a problem.
 - c. Entrances – West – The entrance at the top of Blue Quill has been redone. Bluffdale City owns the strip along Loumis Parkway. The entrance at Copper John has an issue of the vault not being deep enough to continue to run. If the water is too low, the pump shuts off. This would need to be rebuilt or possibly xeriscape it. It was requested to get a xeriscape bid with a small flowing stream and/or waterfall.
 - d. East – first roundabout – The options are to rebuild or xeriscape. At the time of estimates, the costs ranged from \$10,000 to xeriscape and \$35,000 to rebuild. Costs have gone up and it could be higher. The board took a poll of east side residents in attendance and the results were 14 to xeriscape – 0 to rebuild – 4 were undecided. The board felt that the east side residents should be polled to see what they would like to see happen. A poll will go out via CW once a xeriscape plan could be done. There were also concerns about the ongoing maintenance if it was rebuilt.
 - e. East – second roundabout – Xeriscape was done. The water is from a natural spring and there is no control over the water.

- f. Pavilion – This is on the west side and accessed off Canvasback Way. This is a public area. The board is looking at installing some tables or benches to make the area more useable.
- g. Bird Refuge – This is a wetlands area and has limitations on what can be done with it. Johnny Loumis is the manager over the bird refuge, and we are asking a couple of volunteers to service on the committee. If you are interested, please email kwilde@cwmc Corp.com with your information.

3. Financial Update

- a. A review of the 2021 budget was presented by Paul Henderson and is attached.
- b. The proposed 2022 budget was presented and is attached.
- c. The 2022 dues were discussed. The west side dues went up \$50 for the year. This is to help build a reserve
- d. The contingency line is for whatever needs to be done that has not been budgeted. If it is not used, it is put into the reserve.
- e. There were 25 liens placed at the end of 2021. These were the accounts that had not paid and has not made payment arrangements.
- f. A reserve study has been ordered. A law was passed that it should be done every three years. Due to the backlog, it is scheduled to be done August 2022.
- g. To save money, as much of the common area water has been switched over to secondary water. The common areas will be watered during the day due to the amount of watering that needs to be done and to leave evening watering for the residents.

4. Communication

- a. Shelly Lester shared information about the newsletter and the boards desire to have better communication. The newsletter will be emailed via AppFolio and put in the shared documents so that it can be accessible.
- b. It was requested to submit maintenance requests through the AppFolio portal.
- c. The board decided to get some community dumpsters. There will be two on the east side and two on the west side. This will be a trial run to see if it should be continued.

5. Comments

- a. Moved to Spring View Farms with water features. If you get rid of the water features, you take away why they moved in the area with the springs.
- b. Is there a plan to xeriscape the park strips due to the drought?
- c. Park strips - Xeriscape is ok. Concrete is not.
- d. Pond maintenance has been added.
- e. Horseshoe pond on the east side has about 12-18 inches of silt at the bottom. It would take about \$65,000 to bring in equipment to drain the water, dig out and haul off the silt. The board authorized to put 2-3 bubblers to see if it will help the issue.
- f. Could a berm be put in place for the bird refuge to keep water in? Sediment is also an issue in the bird refuge.
- g. Replace trees that have been weed wacked at the end of Salmon Caddis.

- h. Activity on the trails are a concern with the camping and graffiti. Motor bikers are digging holes and making jumps. Four wheelers have been used on the trails and have removed the top layer of soil and it is now powder.
- i. Is it possible to post No Motorized Vehicle signs at the trail entrances.

Meeting was adjourned at approximately 7:30 PM.